

# Plot 2, 3 Strawfrank Holdings

HOWE'S WAY, LANARK, ML11 8SE



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Excellent self build plot no2, planning approval granted  
for a detached four-bed family home, generous size  
1620m<sup>2</sup>/0.40 Acre, beautiful open outlooks*



McEwan Fraser are delighted to offer to the market this first-class building plot which is one of only three available. This excellent plot is beautifully positioned in a private location, within the popular village of Carstairs Junction, near Lanark. Rarely do self build plots this size come to market and they are ideal for self-builders or small developers alike looking to build their own bespoke design property, and when complete could offer stunning homes with open views to the rear.

# THE PLOT

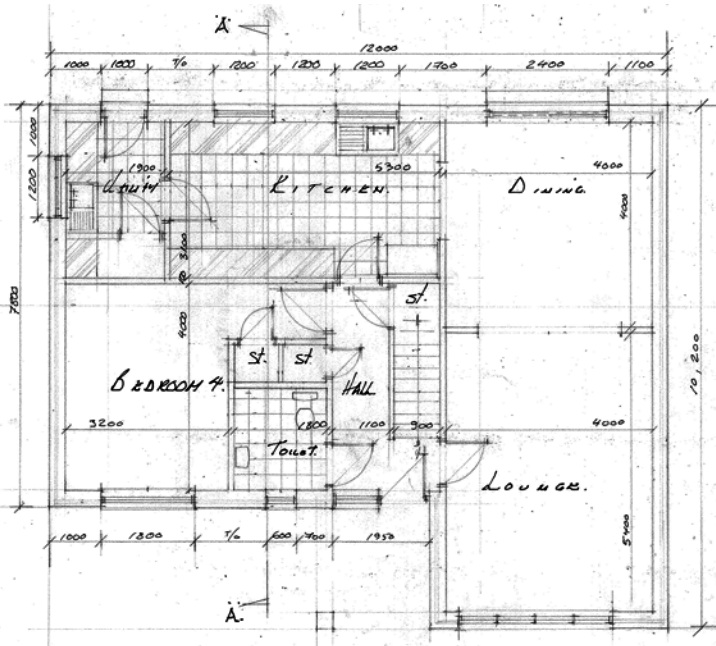
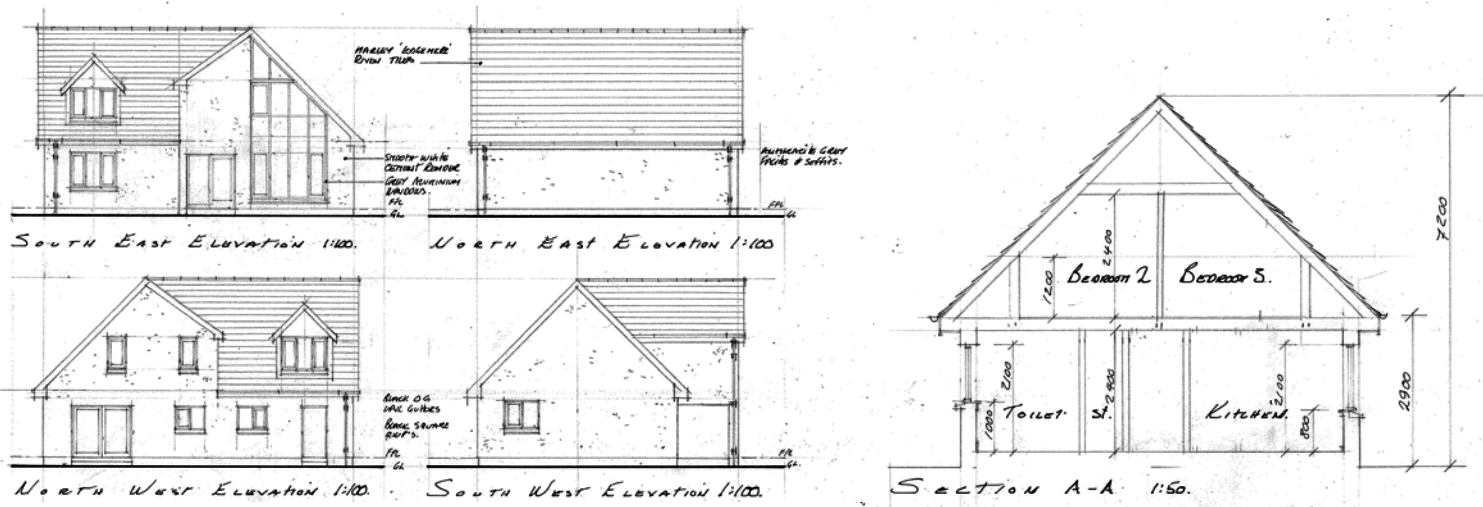




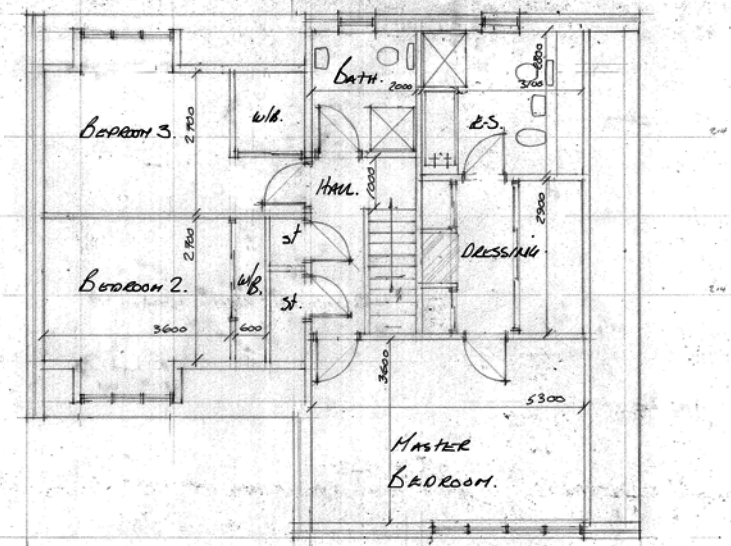
Full Planning Permission has been granted for the erection of a detached 4-bedroom, one-and-a-half storey property with a detached garage, associated parking and private gardens on each plot. Once complete, this generously sized plot could offer the perfect place for a stunning bespoke home to be proud of. Accommodation can be completed to your individual needs and wishes for any family to enjoy.

Full Planning Permission granted: Full details of the approved Full Planning Permission can be found on South Lanarkshire Council's Planning website (reference number P22/0514).

# PLANNING PERMISSION



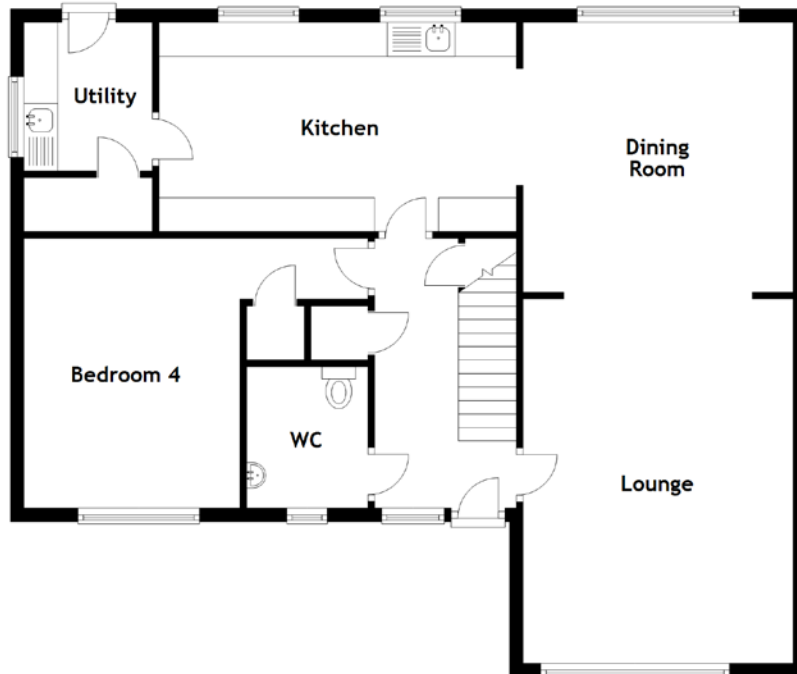
GROUND FLOOR PLAN  
1:50.



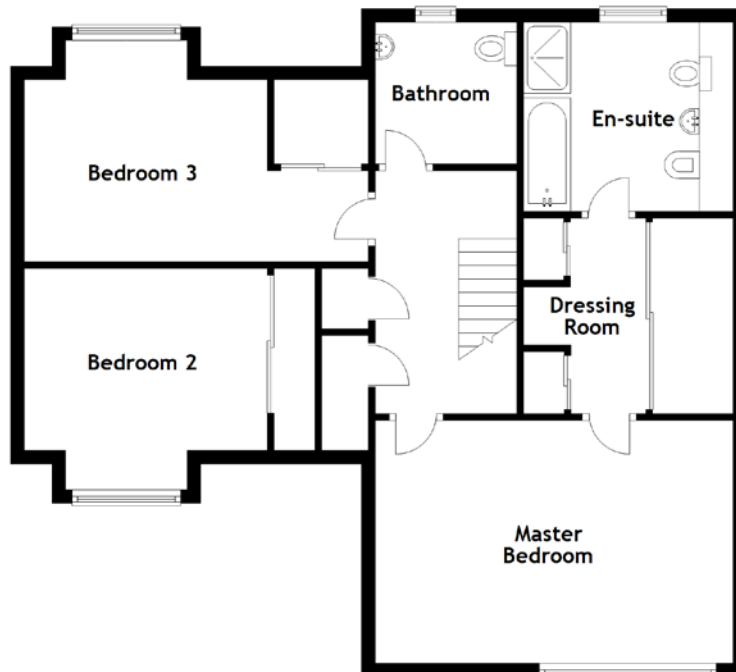
FIRST FLOOR PLAN  
1:50.

# FLOOR PLANS

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

**Ground Floor**

|             |                               |
|-------------|-------------------------------|
| Lounge      | 5.40m (17'9") x 4.00m (13'1") |
| Dining Room | 4.00m (13'1") x 4.00m (13'1") |
| Kitchen     | 5.30m (17'5") x 3.10m (10'2") |
| Utility     | 2.20m (7'3") x 1.90m (6'3")   |
| Bedroom 4   | 5.10m (16'9") x 4.00m (13'1") |

**First Floor**

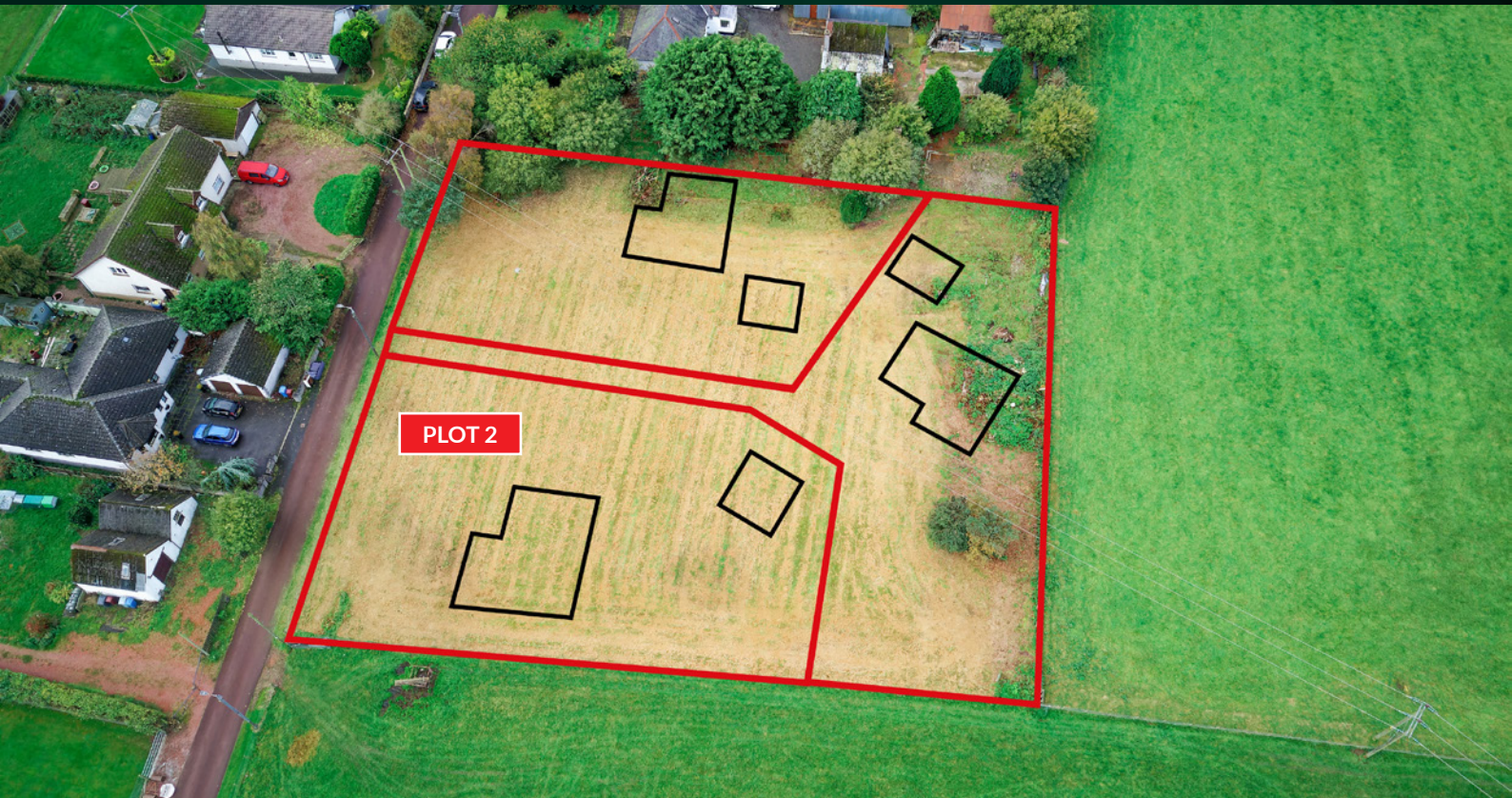
|                |                                |
|----------------|--------------------------------|
| Master Bedroom | 5.30m (17'5") x 3.60m (11'10") |
| Dressing Room  | 3.10m (10'2") x 2.90m (9'6")   |
| En-suite       | 3.10m (10'2") x 2.80m (9'2")   |
| Bedroom 2      | 3.60m (11'10") x 3.28m (10'9") |
| Bedroom 3      | 5.10m (16'9") x 2.70m (8'10")  |

The site of plot No 2 extends to an area of 1620 sqm (0.40 acre) and is approximately rectangular in shape and will sit beautifully as one of three exclusive detached homes. Surrounding properties are now well established within this lightly populated residential area.

The plots are sold and supplied as un-serviced. Prospective purchasers should make their own enquiries regarding the supply and cost of services. There are residential dwellings in the locale, all of which have access to services.

The vibrancy and desirability of this beautiful location is evident and good road and transport links ensure the property is within easy reach of larger towns. For those with a vision and flair for their personal 'Grand Design' this could be the ideal place. Early viewing is advised.

# THE SITE



# THE LOCATION

Carstairs Junction is a small village in South Lanarkshire. The town has it's own primary school as well as a railway station with links to Glasgow and Edinburgh, and bus links to Lanark. Carstairs Junction lies approximately 5 miles from the market town of Lanark which has a good range of local shops, pubs, and restaurants, it also benefits from having a local primary school and a doctors surgery. There is also a beautiful 18 hole golf course and bowling club for those with a sporting outlook to life.





The plots also lie in close proximity to the popular towns of Biggar and Lanark, where a wider range of schools, shops, amenities, entertainment and recreational facilities can be found. The A70 is only a thirty minute journey, giving good access to Edinburgh and East Central Scotland. The M74 is also only a twenty-five minute journey giving good access to Glasgow and the West of Scotland. In all, the plot is ideally situated for the commuter to either Edinburgh, Glasgow or Livingston.



# McEwan Fraser Legal

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